



**PUBLISHED RESERVE:** \$475,000

**LAST ASKING:** \$900,000

**SIZE:** 151± Acres

**ELEVATION:** 1,640± to 2,630± Feet

**ZONING:** TBR – Timber District

**PROPERTY INSPECTION:** At Any Time (Use Caution – Artesian Hot Springs along Clackamas River Frontage)

**FINANCING:** None – All Cash

**DESCRIPTION:** Austin Hot Springs is a 151± acre rare private in-holding, located within the Mt. Hood National Forest, 32± miles east of Estacada and along U.S. Forest Service Road 46, five miles past the Ripplebrook Ranger Station. Portland is a 75 minute drive from Austin Hot Springs. The property is located along a section of the Clackamas Wild and Scenic River, and contains over one-quarter mile of river frontage on both sides of the Clackamas River. The artesian hot springs are along both sides of the river, with temperatures of up to 185 degrees. A prior owner had reportedly drilled a well 1,500± feet deep for potential geothermal power generation, but the water temperature was not above the required 250 degrees.

Austin Hot Springs had been operated by Portland General Electric (PGE) as a campground and recreation area until it sold in the 1980s. It had been proposed by a prior owner to be a seasonal river front hot springs resort with lodge, cabins, RV spaces and tent camping, to be developed along the bench above the river, along USFS Road 46, which is typically open from May to November. There have been no plans submitted to Clackamas County.

This portion of the Clackamas River supports runs of Coho and spring and fall Chinook salmon, summer

